Karen Johnson Davidson County
Batch# 1363890 DEEDWARR
12/31/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,342.10
20251231-0104129

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25076-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $633,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2025.

Notary Public
My Commission Expires: 02-26-2029

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey D Hass 408 SPRINGVIEW DR NASHVILLE TN 37214	New Owner	095-11-0-110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MC Prestige Services, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey D. Hass, an unmarried man** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 51, Cloverdale, according to survey and plat of same appearing of record in Book 2133, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MC Prestige Services LLC, a Tennessee limited liability company by Warranty deed from Heidi M. Miller, a married woman and Jonnalyn Barnes, a married woman, dated June 30, 2025, recorded July 2, 2025, of record in Instrument No. 20250702-0052452, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Jonnalyn H. Barnes, married and Heidi M. Hurt, married, retaining a Life Estate for William O. Hill and wife, Shirley C. Hill, dated July 7, 1998, recorded July 13, 1998, of record in Book 11018, page 319, said Register's Office. The said William O. Hill having since died on September 11, 2004; and the said Shirley C. Hill having since died on April 29, 2025, thereby extinguishing any and all Life Estate interests held.

This is improved property located at: **408 Springview Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2025.

GRANTOR:

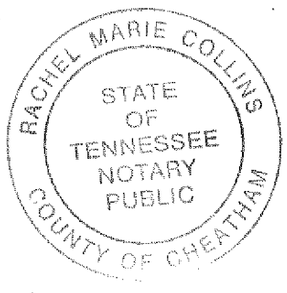
MC Prestige Services, LLC,
a Tennessee limited liability company

By: _____
Matthew Alvarado, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Alvarado, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of MC Prestige Services, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of December, 2025.



Rachel Marie Collins
Notary Public
My Commission expires: 3.21.2028

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **December 29, 2025**.

Date

Affiant Signature

12/29/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029